

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/(954) 797-1101  
Prepared by: Todd Vargo, Planner I

**SUBJECT:** Ordinance 1st Reading/Quasi-judicial  
VA 5-1-02, Kalis & Kleiman, P.A./Francis M. Cassidy and Phyllis Cassidy,  
6045 SW 45 Street / Generally located on the northeast corner of SW 61  
Avenue and SW 45 Street (Orange Drive)

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 5-1-02, VACATING RIGHT-OF-WAY AND EASEMENTS WITHIN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITHIN THE PLAT KNOWN AS NOVA PLAZA ADDITION (129-26); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** The application request is to the vacation of road right-of-way and easements associated with the Nova Plaza Addition Plat (129-26). The applicant wishes to vacate: 1) 55 feet of the right-of-way for SW 45 Street (herein referred to as Orange Drive); 2) a 10-foot utility easement along the eastern boundary of the plat; 3) a 6-foot utility easement on the western boundary of the plat continuing along the southwest corner of the plat and increasing to a 10-foot utility easement along the southern boundary of the plat, and; 4) a 9-foot drainage easement along the western boundary of the plat continuing along the southwest corner of the plat and increasing to a 15-foot drainage easement along the southern boundary of the plat.

The requested vacation of right-of-way and easements will not have any adverse affect on neighboring properties, nor will they conflict with the public interest.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the July 23, 2003 Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Vice-Chair Waitkus, to approve. Motion carried 5-0.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Ordinance, Planning report, Justification letter, Future Land Use map, Zoning and aerial map

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 5-1-02, VACATING RIGHT-OF-WAY AND EASEMENTS WITHIN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITHIN THE PLAT KNOWN AS NOVA PLAZA ADDITION (129-26); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, certain land located within in the Plat known as Nova Plaza Addition (129-26), specifically described on Exhibit "A" attached hereto, was accepted as road right-of-way, drainage easements, and utility easements; and

WHEREAS, vacation of the right-of-way and easements will not be in conflict with the public interest; and

WHEREAS, on the date of adoption of this ordinance, Town Council did agree to such vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That right-of-way, drainage easements and utility easements located within the Plat known as the Nova Plaza Addition (129-26), specifically described on Exhibit "A" attached hereto, are hereby vacated by the Town of Davie.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<b><u>Owner:</u></b>	<b><u>Agent:</u></b>
<b>Name:</b> Francis and Phyllis Cassidy	<b>Name:</b> Kalis and Kleiman, P.A.
<b>Address:</b> 6045 SW 45 Street	<b>Address:</b> 7320 Griffin Road
<b>City:</b> Davie, FL 33314	<b>City:</b> Davie, FL 33314
<b>Phone:</b> (954) 792-9649	<b>Phone:</b> (954) 791-0477

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**BACKGROUND INFORMATION**

**Date of Notification:** July 9, 2003      **Number of Notifications:** 98, at 1000' radius

**Application History:** No deferrals have been requested.

**Application Request:** To vacate in general 1) 55' right-of-way, 2) a 10' utility easement, and 3) a 15' drainage easement previously dedicated per plat of "Nova Plaza Addition" (129-26).

**Address/Location:** 6045 SW 45 Street / Generally located on the northeast corner of SW 61 Avenue and SW 45 Street (Orange Drive).

**Future Land Use Plan Designation:** Regional Activity Center

**Zoning:** B-2, Community Business District

**Existing Use:** Vacant

**Proposed Use:** Office Building

**Parcel Size:** 0.575 acres (25,051 square feet)

	<b><u>Surrounding Uses:</u></b>
<b>North:</b>	Industrial
<b>South:</b>	Linear Park along C-11 Canal
<b>East:</b>	Commercial
<b>West:</b>	Commercial

**Surrounding Land**  
**Use Plan Designation:**  
Regional Activity Center  
Recreation and Open Space  
Regional Activity Center  
Regional Activity Center

**Surrounding Zoning:**  
**North:** M-1, Light Industrial District  
**South:** C-11 Canal  
**East:** B-2, Community Business District  
**West:** B-2, Community Business District

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## **ZONING HISTORY**

**Related Zoning History:** None.

**Previous Request on same property:** On April 17, 1985 Town Council approved Resolution R-85-065 approving a subdivision plat for Nova Plaza Addition.

The applicant has submitted a site plan for the proposed office building. The site plan is currently under review by Planning and Zoning Division staff.

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## **APPLICATION DETAILS**

The request is to vacate: 1) 55 feet of the right-of-way for SW 45 Street (herein referred to as Orange Drive); 2) a 10-foot utility easement along the eastern boundary of the plat; 3) a 6-foot utility easement on the ~~eastern~~ western boundary of the plat continuing along the southwest corner of the plat and increasing to a 10-foot utility easement along the southern boundary of the plat, and; 4) a 9-foot drainage easement along the western boundary of the plat continuing along the southwest corner of the plat and increasing to a 15-foot drainage easement along the southern boundary of the plat.

For more detailed descriptions of the easements to be vacated, please refer to the attached Sketches and Descriptions.

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## **Applicable Codes and Ordinances**

Section 12-310 of the Land Development Code, review for vacations or abandonments of right-of-way.

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## **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 8. This Planning Area is the heart of Davie and is the most diverse, characterized by older, small-scale commercial development, older single-family residential neighborhoods, and newer, large-scale multi-family residential developments that serve the rapidly growing South Florida Education Center (SFEC). It is bounded on the north by Nova Drive, south by Orange Drive, east by Florida's Turnpike, and west by University Drive. The planning area encompasses the downtown Davie Business District, where western theme architecture is required, the Davie Town Hall and Rodeo Arena, two large mobile home communities, and industrial land.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 98.

**Applicable Goals, Objectives & Policies:** **Objective 15 as stated in the Town of Davie Comprehensive Plan:** Ensure that adequate rights-of-way are secured to accommodate the existing and future needs of the Town of Davie.

**Policy Group 15 of the Transportation Use and Access, Policy 15-2 as stated in the Town of Davie Comprehensive Plan:** Adopted land development regulations that address access to roadway facilities, on-site traffic circulation, and off-street parking for commercial development. Such regulations shall generally discourage commercial access to local roadways that directly serve low and medium density residences.

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### **Staff Analysis**

The applicant as noted is requesting the vacation of 55 feet of right-of-way as well as utility easements and drainage easements (please see attached Sketches and Descriptions). The subject parcel is located at the northeast corner of Orange Drive and SW 61 Avenue and is approximately 0.575 acres.

The right-of-way for Orange Drive was dedicated via the Nova Plaza Addition Plat (129-26). Subsequent to the plat dedication, the segment of Orange Drive between State Road 7/US 441 and Davie Road was deleted from the Broward County Trafficways Plan in 2001. The requested vacation of 55' of right-of-way is consistent with the Town's policy for this segment of Orange Drive in that the applicant, while vacating 55 feet, is maintaining 25 feet of right-of-way. The remaining 25 feet of right-of-way, as proposed by the applicant, will contain a sidewalk and landscaping.

Staff notes a companion application, ZB 7-1-03, is being processed which proposes to amend the Western Theme District (WTD) to include the subject parcel. The east and west boundaries of the WTD along Griffin Road/Orange Drive include properties located in the general area between Davie Town Hall eastward to SW 60 Avenue. The north and south boundaries of the WTD are along Davie Road from approximately SW 37 Street southward to SW 48 Street. The applicant, staff notes, proposes to develop the subject parcel in conformity with the Western Theme and the urban design guidelines.

In conclusion, the requested vacations will not have an adverse impact on neighboring properties, nor create a conflict with the public interest.

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## Findings of Fact

### Vacations or abandonments of right-of-way:

#### Section 12-310 (A)(1):

The following findings of fact apply to the vacation requested:

(a) It will adversely affect access to neighboring properties.

*Vacation of the right-of-way and easements will **not** adversely impact access to neighboring properties. Due to the subject parcel's location at the northeast corner of Orange Drive and SW 61 Avenue, the neighboring properties will continue to have access to Orange Drive and SW 61 Avenue.*

(b) It will be in conflict with the public interest.

*Vacation of the right-of-way and easements will **not** be in conflict with the public interest. The proposed vacation is consistent with the Town's policy of vacating right-of-way on Orange Drive. Access to neighboring properties has not been negatively impacted by the proposed vacation of right-of-way and easement.*

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### Staff Recommendation

**Recommendation:** Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### Planning and Zoning Board Recommendation

At the July 23, 2003, Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Vice-Chair Waitkus, to approve. Motion carried 5-0.

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### Exhibits

1. Justification letter
2. Sketch of Right-of-way to be vacated
3. Sketch of Drainage Easement to be vacated
4. Sketch of Utility Easement to be vacated
5. Sketch of Utility Easement to be vacated
6. Future Land Use map
7. Zoning and aerial map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

## Kalis & Kleiman, P.A.

7320 Griffin Road, Suite 109  
Davie, Florida 33314

Neal R. Kalis  
M. Scott Kleiman

Telephone (954) 791-0477  
Fax (954) 791-0506  
E-mail [KalisKleiman@kaliskleiman.com](mailto:KalisKleiman@kaliskleiman.com)

May 14, 2002

Town of Davie  
Development Services Department  
6591 Orange Drive  
Davie, FL 33314

RE: Francis M. and Phyllis Cassidy  
Vacating Rights-of-Way and Abandoning Easements

Dear Sir/Madam:

We represent Francis M. and Phyllis Cassidy (collectively referred to hereafter as "Cassidy") whose address is 6045 SW 45<sup>th</sup> Street, Davie, Florida. The Cassidy's property is located at the northeast corner of SW 61<sup>st</sup> Avenue and North Orange Drive a/k/a SW 45<sup>th</sup> Street. By Amendment to the Broward County Trafficways Plan, Orange Drive has been deleted as an 80 foot arterial road between State Road 7/U.S. 441 and Davie Road. The responsibility for the planning, design, construction, improvement and maintenance for this segment of Orange Drive has been transferred from Broward County to the Town of Davie by Road Transfer Agreement authorized by the Broward County Board of County Commissioners on January 9, 2001. At the time that the parent tract was platted (Plat Book 129, Page 26, Broward County Records) the owner was required to dedicate fifty-five (55) feet of right-of-way for the potential future expansion of Orange Drive based on it being shown on the Broward County Trafficways Plan as a future arterial roadway. We are submitting this request on behalf of our clients, the owners of the parent tract, Francis M. and Phyllis Cassidy, so that they can develop the property in conformity with western theme and urban design guidelines thereby acting as a catalyst for redevelopment in the immediate area. This objective can only be achieved by vacating that portion of the previously dedicated right-of-way which is no longer needed.

Should you have any questions, please do not hesitate to contact us. We thank you in advance for your courteous assistance.

Very truly yours,



Neal R. Kalis

NRK/bac

E:\Barbara\OFFICE\WPWIN\WPDOS\lmc.vacation\tojustificationletter.wpd

cc: Mr. and Mrs. Francis Cassidy

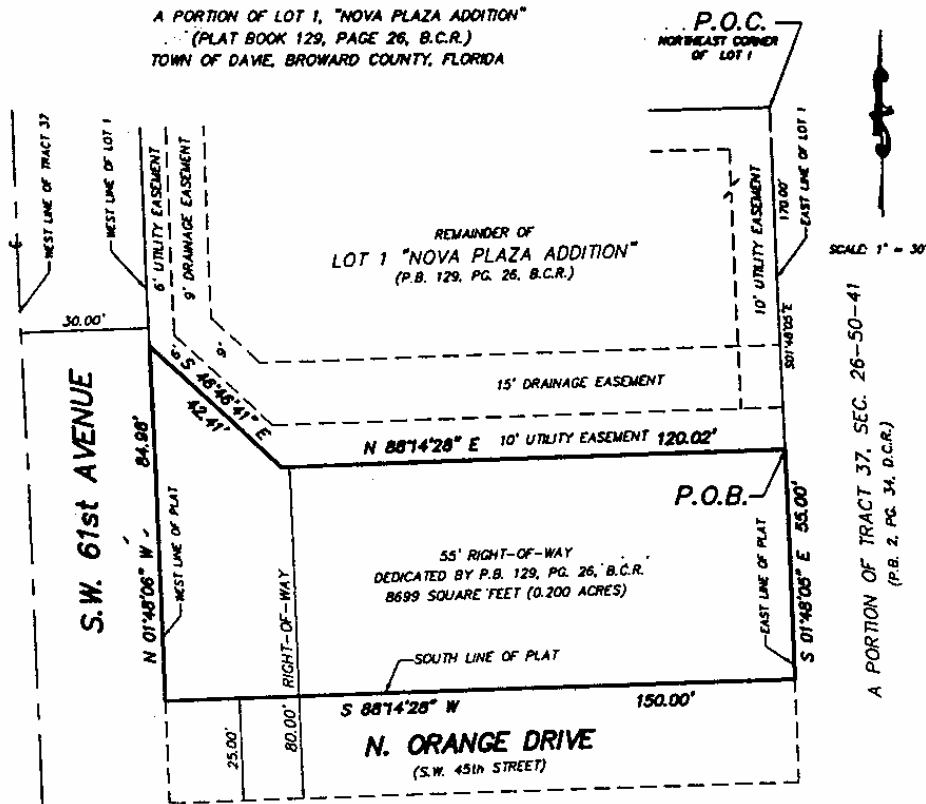
# SKETCH AND DESCRIPTION

## ORANGE DRIVE RIGHT-OF-WAY

A PORTION OF LOT 1, "NOVA PLAZA ADDITION"

(PLAT BOOK 129, PAGE 26, B.C.R.)

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



### LEGEND:

B.C.R. DENOTES BROWARD COUNTY RECORDS  
P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
P.B. DENOTES PLAT BOOK  
PG. DENOTES PAGE  
SEC. DENOTES SECTION

### SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING INC.
- BEARINGS SHOWN HEREON ARE RELATIVE TO "NOVA PLAZA ADDITION" PLAT BOOK 129, PAGE 26, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF NORTH 88°14'28" EAST ALONG THE SOUTH LINE OF LOT 1
- THIS IS NOT A LAND SURVEY.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE: 3-28-02

BY: Mitchell R. Mallory  
MITCHELL R. MALLORY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No. LS4851

### LEGAL DESCRIPTION:

A PORTION OF "NOVA PLAZA ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT; THENCE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID LOT 1, 170.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID PLAT, 55.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 88°14'28" WEST ALONG THE SOUTH LINE OF SAID PLAT, 150.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 01°48'05" WEST ALONG THE WEST LINE OF SAID PLAT, 84.98 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 46°46'41" EAST, 42.41 FEET; THENCE NORTH 88°14'28" EAST, ALONG SOUTH LINE OF SAID LOT 1, 120.02 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 8699 SQUARE FEET (0.200 ACRES) MORE OR LESS.

PROJECT No.: 98357

### ABSOLUTE SURVEYING INC.

LAND SURVEYORS  
1600 WEST OAKLAND PARK BLVD.  
SUITE 102  
FORT LAUDERDALE, FL 33311  
(954) 777-2733  
LICENSED BUSINESS No. LB6218



REVISION	DWN	DATE	FB/PG	CKD
55' RIGHT-OF-WAY	MR	2-28-02	N/A	MRM



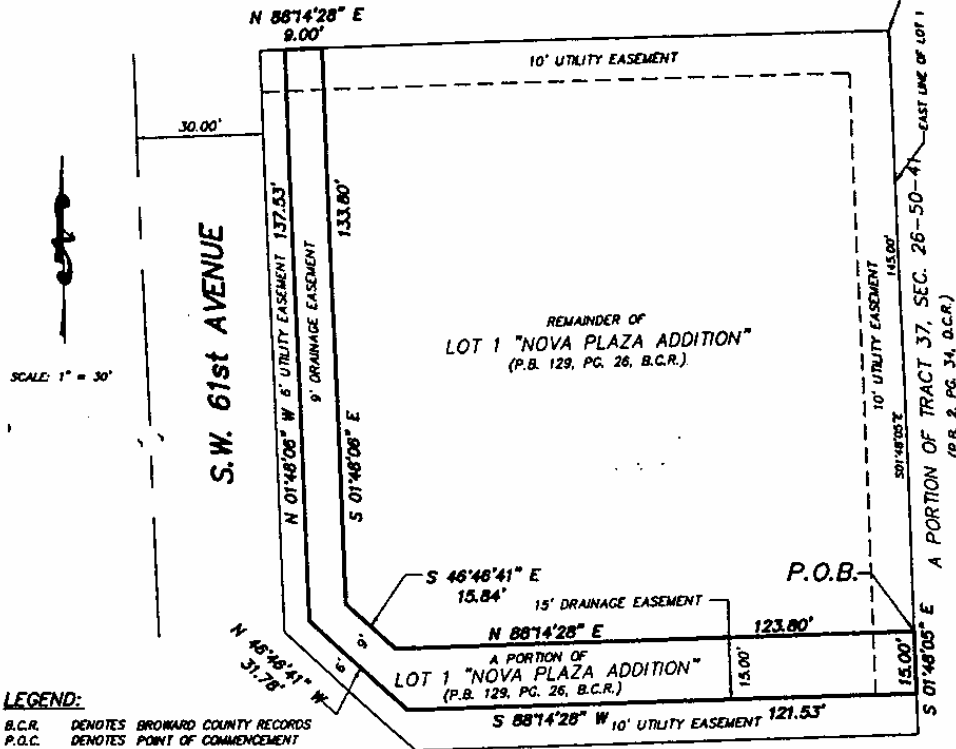
# SKETCH AND DESCRIPTION

## DRAINAGE EASEMENT

A PORTION OF LOT 1, "NOVA PLAZA ADDITION"  
(PLAT BOOK 129, PAGE 26, B.C.R.)  
TOWN OF DAVE, BROWARD COUNTY, FLORIDA

PARCEL 'A'  
"NOVA PLAZA"  
(P.B. 113, PG. 29, B.C.R.)

P.O.C.  
NORTHEAST CORNER  
OF LOT 1



### LEGEND:

B.C.R. DENOTES BROWARD COUNTY RECORDS  
P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
P.B. DENOTES PLAT BOOK  
PG. DENOTES PAGE  
SEC. DENOTES SECTION

55' RIGHT-OF-WAY  
DEDICATED BY P.B. 129, PG. 26, B.C.R.

### SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING INC.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO "NOVA PLAZA ADDITION" PLAT BOOK 129, PAGE 26, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF NORTH 88°14'28" EAST ALONG THE SOUTH LINE OF LOT 1
4. THIS IS NOT A LAND SURVEY.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE: 3-28-02

BY: Mitchell R. Mallory

MITCHELL R. MALLORY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No. L54901

### LEGAL DESCRIPTION:

A PORTION OF LOT 1, "NOVA PLAZA" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID LOT 1, 145.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID LOT 1, 15.00 FEET; THENCE SOUTH 88°14'28" WEST, 121.53 FEET; THENCE NORTH 46°46'41" WEST 31.78 FEET; THENCE NORTH 01°48'06" WEST, 137.53 FEET; THENCE NORTH 88°14'28" EAST, 9.00 FEET; THENCE SOUTH 01°48'06" EAST, 133.80 FEET; THENCE SOUTH 46°46'41" EAST, 15.84 FEET; THENCE NORTH 88°14'28" EAST, 123.80 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA.

PROJECT No.: 98357

### ABSOLUTE SURVEYING INC.

LAND SURVEYORS  
1600 WEST OAKLAND PARK BLVD.  
SUITE 102  
FORT LAUDERDALE, FL 33311  
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LICENSED BUSINESS No. LB6218

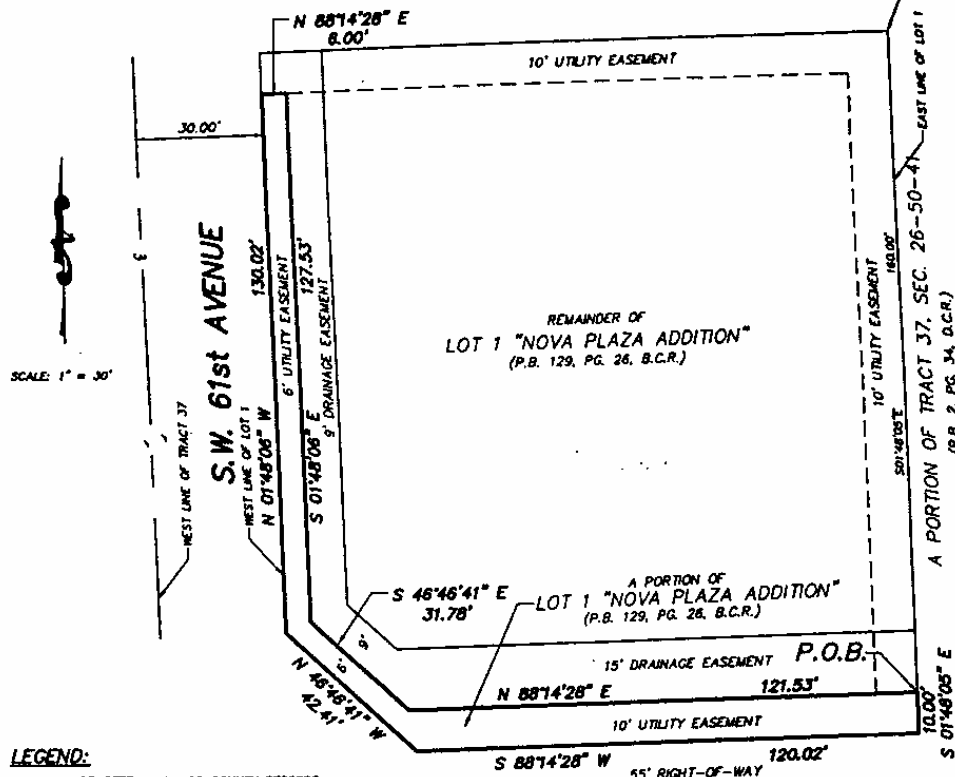


REVISION	DWN	DATE	FB/PG	CRD
15' & 9' DRAINAGE EASEMENT	MR	3-1-02	N/A	MRM

A PORTION OF LOT 1, "NOVA PLAZA ADDITION"  
(PLAT BOOK 129; PAGE 26, B.C.R.)  
TOWN OF DAVE, BROWARD COUNTY, FLORIDA

PARCEL 'A'  
"NOVA PLAZA"  
(P.B. 113, PG. 29, B.C.R.)

P.O.C.  
NORTHEAST CORNER  
OF LOT 1



B.C.R.	DENOTES	BROWARD COUNTY RECORDS
P.O.C.	DENOTES	POINT OF COMMENCEMENT
P.O.B.	DENOTES	POINT OF BEGINNING
P.B.	DENOTES	PLAT BOOK
PG.	DENOTES	PAGE
SEC	DENOTES	SECTION

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING INC.
3. BEARINGS SURVEYED HEREON ARE RELATIVE TO "NOVA PLAZA ADDITION" PLOT 125, LOTS 25, 26, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF NORTH 86°44'28" EAST ALONG THE SOUTH LINE OF LOT 1
4. THIS IS NOT A LAND SURVEY.

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE: 3-28-02 BY: Mitchell R. Mallory  
MITCHELL R. MALLORY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No. 154851

A PORTION OF LOT 1, "NOVA PLAZA ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID LOT 1, 160.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°48'05" EAST, ALONG THE EAST LINE OF SAID LOT 1, 10.00 FEET; THENCE SOUTH 88°14'28" WEST, 120.02 FEET; THENCE NORTH 46°46'41" WEST, TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1, 42.41 FEET; THENCE NORTH 01°48'06" WEST, ALONG THE WEST LINE OF SAID LOT 1, 130.02 FEET; THENCE NORTH 88°14'28" EAST 6.00 FEET; THENCE SOUTH 01°48'06" EAST, 127.53 FEET; THENCE SOUTH 46°46'41" EAST, 31.78 FEET; THENCE NORTH 88°14'28" EAST, 121.53 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING, AND BEING IN THE  
TOWN OF DAME, BROWARD COUNTY, FLORIDA.

PROJECT No.: 98357

LAND SURVEYORS  
1600 WEST OAKLAND PARK BLVD.  
SUITE 102  
FORT LAUDERDALE, FL 33311  
(954) 777-2733  
LICENSED BUSINESS No. LB6218



REVISION	DWN	DATE	FB/Pg	CRD
6' & 10' UTILITY EASEMENT	MR	3-1-02	N/A	MRM

# SKETCH AND DESCRIPTION 10' UTILITY EASEMENT

A PORTION OF LOT 1, "NOVA PLAZA ADDITION"  
(PLAT BOOK 129, PAGE 26, B.C.R.)  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

## LEGAL DESCRIPTION:

A PORTION OF LOT 1, "NOVA PLAZA"  
ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 129, PAGE 6, OF  
THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF  
SAID LOT 1; THENCE SOUTH 01°48'05" EAST,  
ALONG THE EAST LINE OF SAID LOT 1, 10.00  
FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUE SOUTH 01°48'05" EAST, ALONG THE  
EAST LINE OF SAID LOT 1, 150.00 FEET; THENCE  
SOUTH 88°14'28" WEST, 10.00 FEET; THENCE  
NORTH 01°48'05" WEST, 150.00 FEET; THENCE  
NORTH 88°14'28" EAST, 10.00 FEET TO THE  
POINT OF BEGINNING

SAID LANDS SITUATE, LYING, AND BEING IN THE  
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

## LEGEND:

B.C.R. DENOTES BROWARD COUNTY RECORDS  
P.O.C. DENOTES POINT OF COMMENCEMENT  
P.O.B. DENOTES POINT OF BEGINNING  
P.B. DENOTES PLAT BOOK  
PG. DENOTES PAGE  
SEC. DENOTES SECTION

## SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY,  
EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY  
ABSOLUTE SURVEYING INC.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO "NOVA PLAZA ADDITION"  
PLAT BOOK 129, PAGE 26, BROWARD COUNTY RECORDS WITH A REFERENCE  
BEARING OF NORTH 88°14'28" EAST ALONG THE SOUTH LINE OF LOT 1
4. THIS IS NOT A LAND SURVEY.

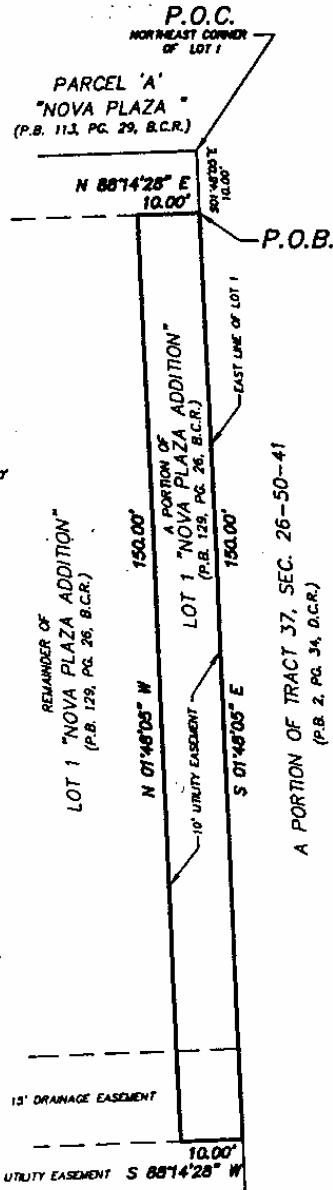
## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY  
THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET  
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE  
PURSUANT TO SECTION 472-027, FLORIDA STATUTES.

DATE: 3-5-02 BY: Mitchell R. Mallory  
MITCHELL R. MALLORY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION No. LS4831

## ABSOLUTE SURVEYING INC.

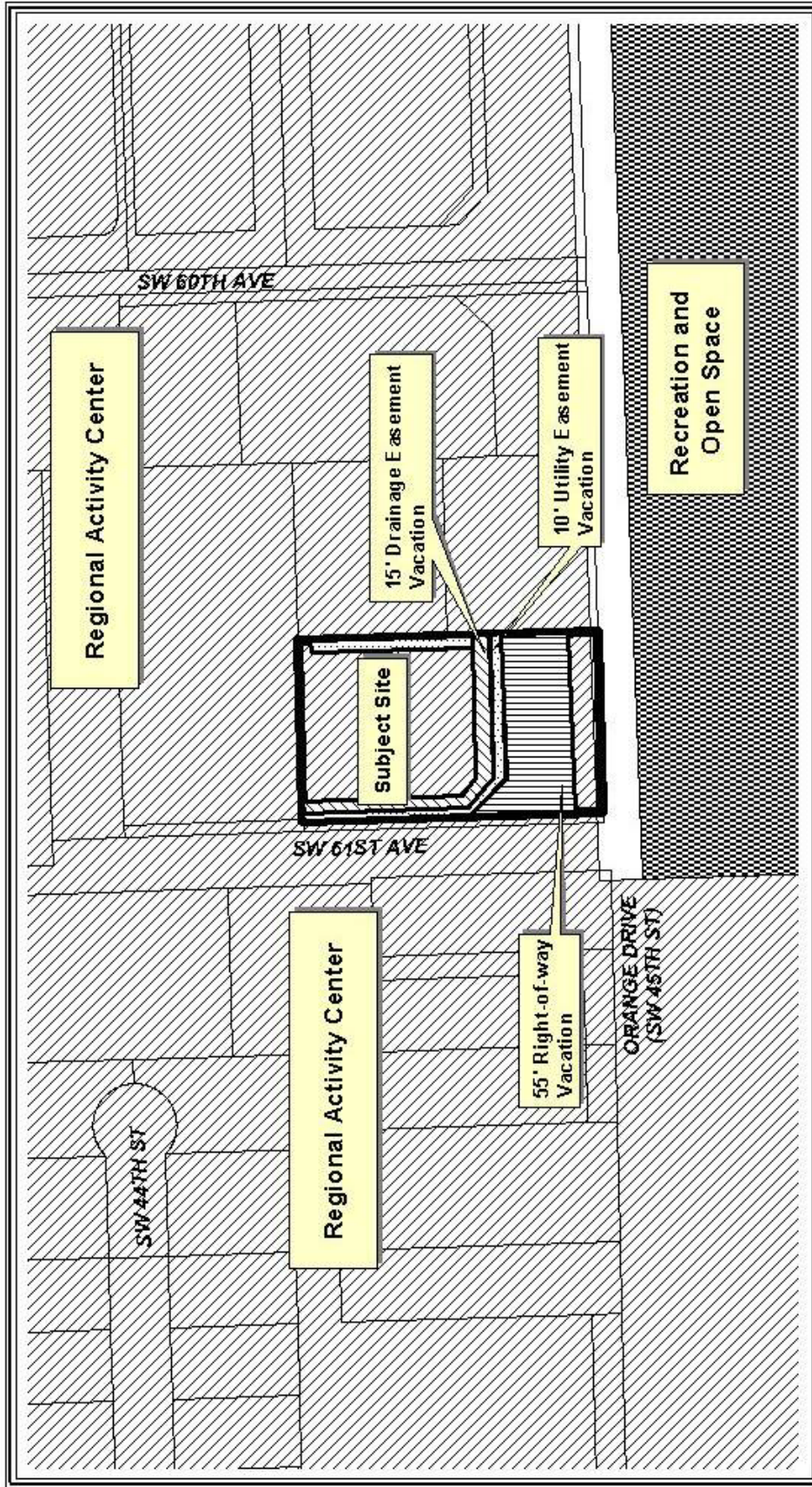
LAND SURVEYORS  
1600 WEST OAKLAND PARK BLVD.  
SUITE 102  
FORT LAUDERDALE, FL 33311  
(954) 777-2733  
LICENSED BUSINESS No. LB6218



55' RIGHT-OF-WAY  
DEDICATED BY P.B. 129, PG. 26, B.C.R.

PROJECT No.: 98357

REVISION	DWN	DATE	FB/Pg	CRD
10' UTILITY EASEMENT	MR	3-4-02	N/A	MRM



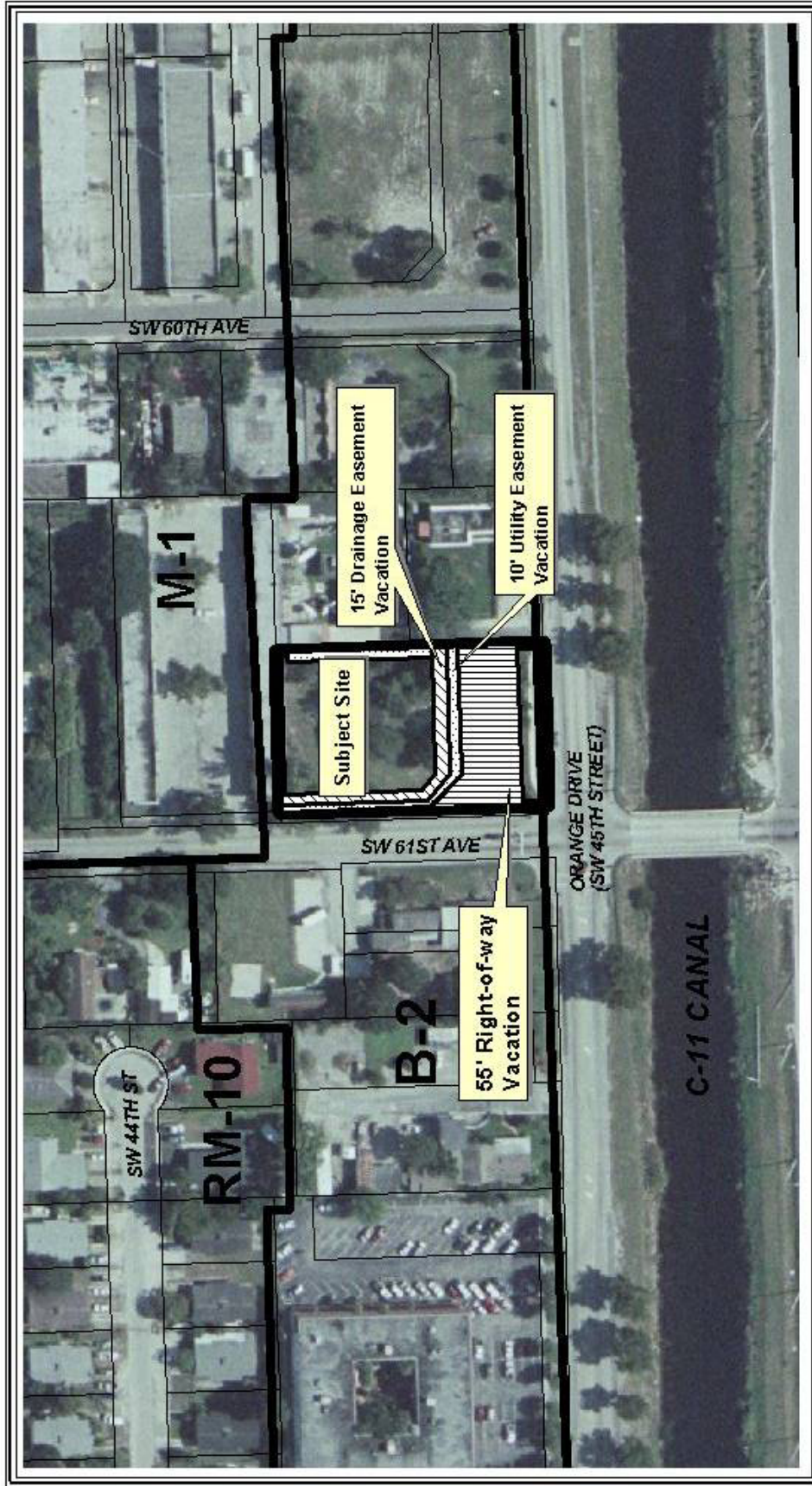
# VACATION VA 5-1-02 Future Land Use Map

Prepared By: TAV  
Date Prepared: 6/16/03



Planning & Zoning Division - GIS





Date Flown:  
12/31/00



100 0 100 200 Feet

Planning & Zoning Division - GIS

# VACATION VA 5-1-02 Zoning and Aerial Map

Prepared By: TAV  
Date Prepared: 6/16/03

